



Applicant proposes signage for a new restaurant. This item was deferred from the September, October, November and December meetings. (Page 15)

#### **ARCHITECTURAL BOARD OF REVIEW**

7. **Docket No. 11-124-18** **R** **13919 Lake Avenue**

( ) Approve Amer Abuaun  
( ) Deny 2029 Belle Avenue  
( ) Defer Lakewood, Ohio 44107

Applicant proposes to install a partial driveway and turn-around to create a circular driveway. This item was deferred from the November and December meetings. (Page 17)

8. **Docket No. 12-134-18** **R** **2091 Lakeland Avenue**

( ) Approve Vince Monachino  
( ) Deny Monachino Builders LLC  
( ) Defer 1448 Robinwood Avenue  
Lakewood, Ohio 44107

Applicant proposes the construction of a new single family residence and detached garage. This item was deferred from the December meeting. (Page 19)

9. **Docket No. 12-136-18** **R** **1253 St. Charles Avenue**

( ) Approve Gregory Noeth  
( ) Deny Gregory Noeth Architect  
( ) Defer 1790 Saratoga Avenue  
Cleveland, Ohio 44109

Applicant proposes a new front porch, windows and siding, plus removal of the front second story balcony. This item was deferred from the December meeting. (Page 24)

#### **SIGN REVIEW**

10. **Docket No. 12-137-18** **1450 Belle Avenue**  
**Lakewood Child Care Center**

( ) Approve Patrick Mayock  
( ) Deny STR  
( ) Defer 20780 Lake Road  
Rocky River, Ohio 44116

Applicant proposes free-standing signage along Belle Avenue and St. Charles Avenue. This item was deferred from the December meeting. (Page 36)

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#### **NEW BUSINESS**

##### **ARCHITECTURAL BOARD OF REVIEW**

11. **Docket No. 01-01-19 - A** **15504 Madison Avenue**  
**Closets by Design**

( ) Approve Dan Krawczonek  
( ) Deny Closets by Design



( ) Defer

15504 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes the installation of storefront awning. (Page 40)

#### **SIGN REVIEW**

12. **Docket No. 01-01-19 - S**

**15504 Madison Avenue  
Closets by Design**

( ) Approve  
( ) Deny  
( ) Defer

Dan Krawczonek  
Closets by Design  
15504 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes signage on an awning. (Page 40)

13. **Docket No. 01-02-19**

**13337 Madison Avenue  
Revival Body Care**

( ) Approve  
( ) Deny  
( ) Defer

Nicole Dzurko  
Revival Body Care  
13337 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes signage in the Madison Avenue and Waterbury Road storefront windows. (Page 47)

#### **ADJOURN**

Account: 101-0000-321. 30-01

REFERENCE No. PL18-002412

DOCKET No. 09-95-18

FEE PAID \$50.00 js cc

APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDS

Property Address 14519 Detroit Ave; Lakewood, Ohio 44107 Business Name One Lakewood Place

Owner Name & Phone City of Lakewood & (216) 529-6635 (Bryce Sylvester) Owner Address 12650 Detroit Rd, Lakewood OH 44107

Project Description One Lakewood Place will be a vibrant mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, 0.5 acres of public space, and a structured parking solution providing roughly 750 parking spaces.

**Incomplete or Late Applications will not be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

☒ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

☐ **Sign Review Board – (\$25.00)**

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

☐ **Board of Building Standards – (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

**Submission Requirements:**

Architectural Board of Review: 1-7, 9, 10

Sign Review Board: 1-4, 6, 8, 9, 10

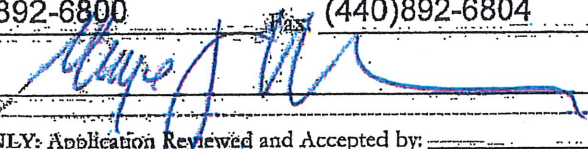
Board of Building Standards: 1 -5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): George Papandreas Company Carnegie Management and Development Corp.

Applicant Address: 27500 Detroit Rd. Suite 300 Westlake, OH 44145

Phone: (440)892-6800 (440)892-6804 E-mail: gpapandreas@carnegiecorp.com

Signature:  Date: 8/29/10

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 22-00B SECTION 1325.05

### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes \_\_\_\_\_ No

**Please Print or Type:**

Owner/Agent Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Owner/Agent Phone: \_\_\_\_\_

Tenant Name \_\_\_\_\_ Tenant Phone \_\_\_\_\_

\_\_\_\_\_  
Owner/Agent Signature

### 2018 Calendar

#### Board of Building Standards / Architectural Board of Review / Sign Review

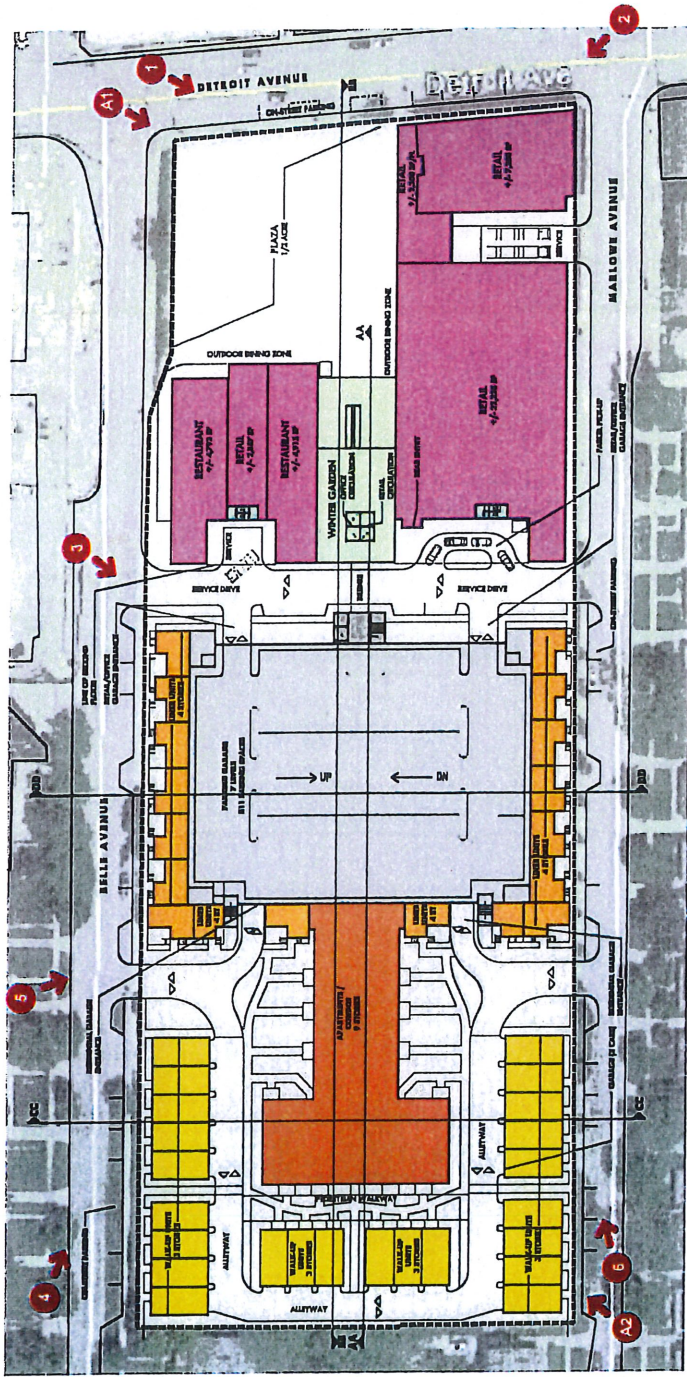
Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
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## SUMMARY

RESIDENTIAL	
APARTMENT UNITS	18 BUILDINGS, 4 FLS + 54 UNITS
WALK-UP BUILDINGS	1 BUILDING, 9 FLS + 96 UNITS
WALK-UP BUILDINGS	24 BUILDINGS, 3 FLS + 48 UNITS
WALK-UP BUILDINGS	4 UNITS IN CURBIS BLOCK
TOTAL:	203 UNITS

COMMERCIAL	
RETAIL/RESTAURANTS/FITNESS CENTER	84,195 SF
OFFICE	117,200 SF
WINTER GARDEN	
PARKING	
811 GARAGE SPACES	
44 ON-STREET SPACES	
48 PRIVATE GARAGE SPACES FOR THE WALK-UPS	
TOTAL 903 SPACES	
203 RESIDENTIAL UNITS x 1.25 SPACES/UNIT = 254 SPACES	
84,195 SF OF RETAIL @ 2.5 SPACES/1,000 SF = 221 SPACES	
117,200 SF OF OFFICE @ 1.5 SPACES/1,000 SF = 221 SPACES	
CLEVELAND CLINIC PARKING = 73 SPACES	
785 SPACES REQUIRED	

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

SHEET 2 OF 10

08/22/2018 RDLA B0883C

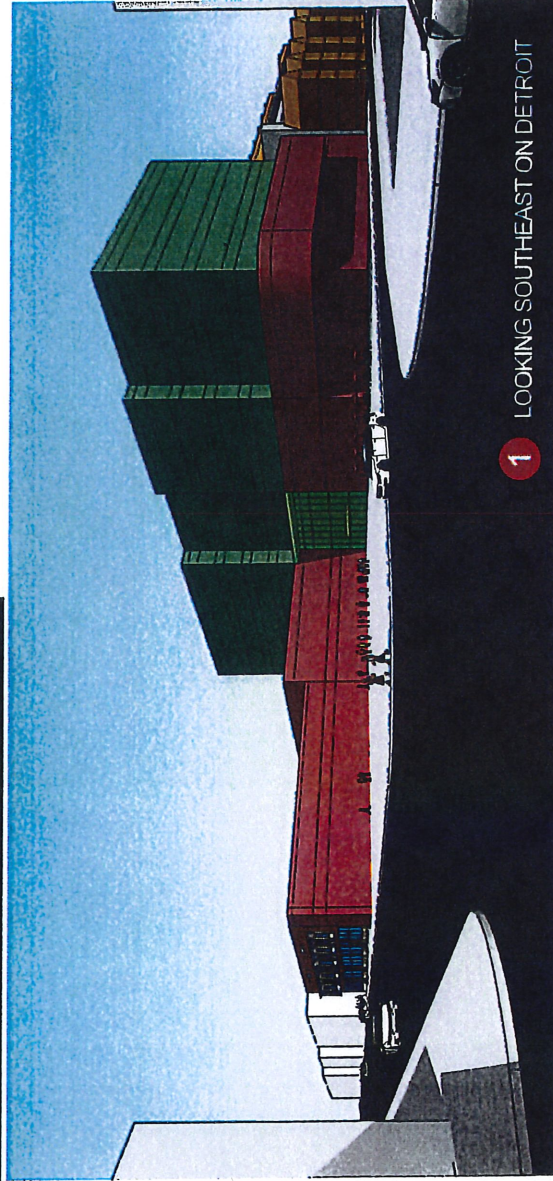
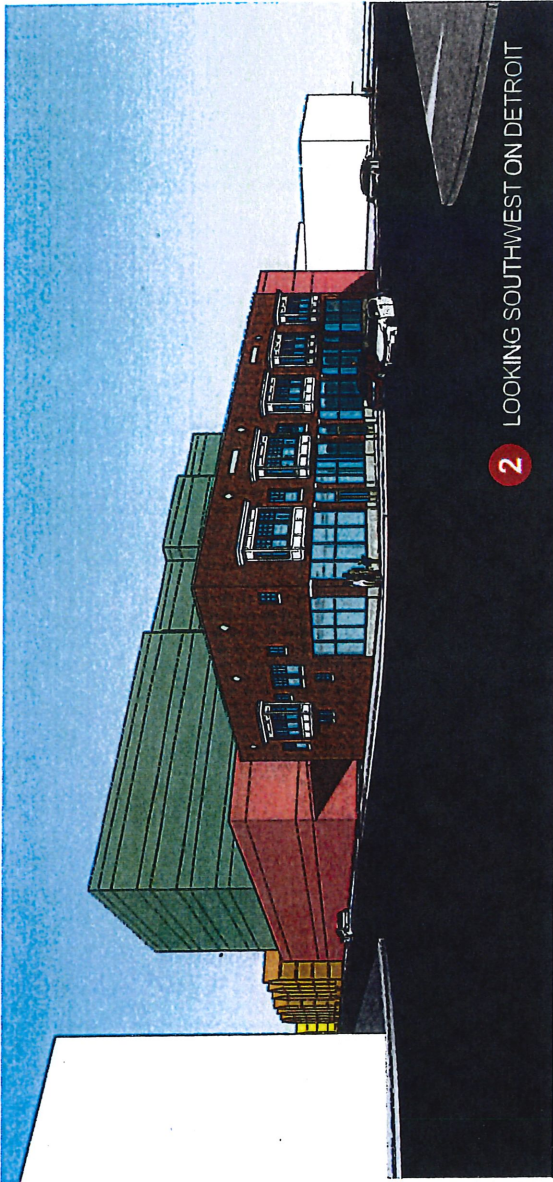












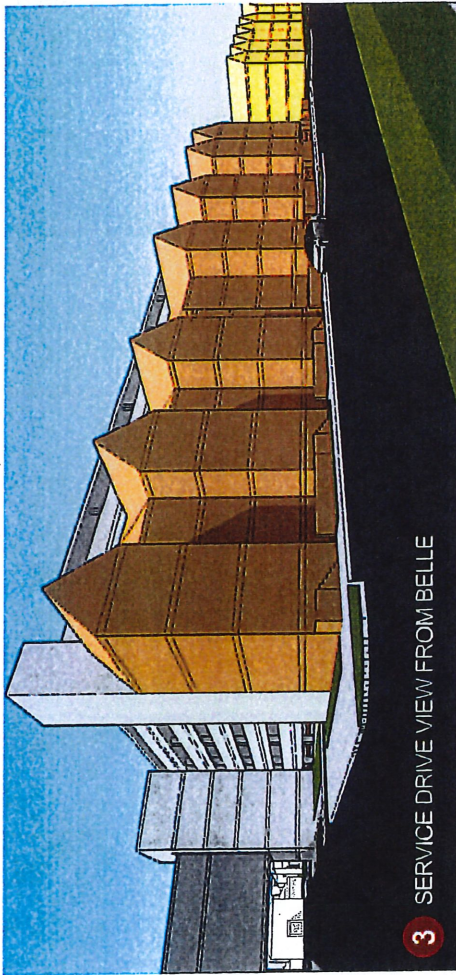
ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

SHEET 5 OF 10

08-22-2018 RDLA 18085C

The drawings, specifications, and other data herein are for the general information of the client and are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the building or for the performance of the building after its completion. The architect's services are limited to the design and construction of the building and do not include the design of the interior or the design of the landscape.

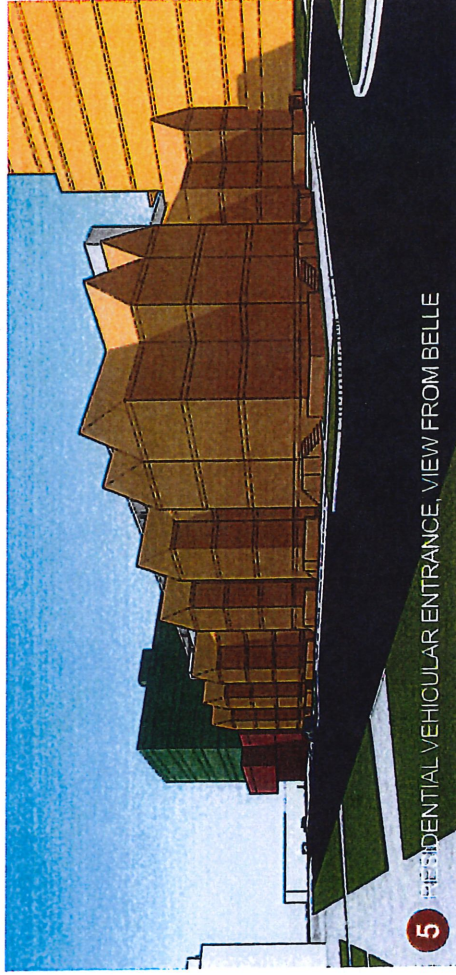




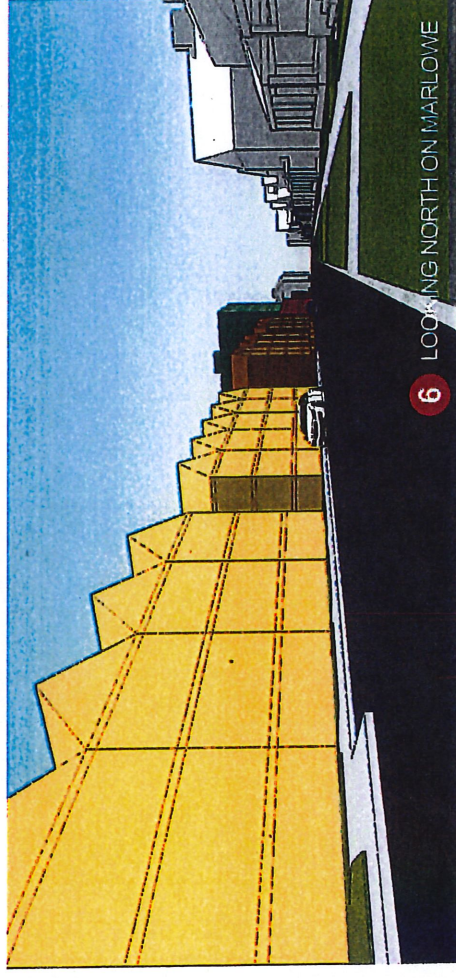
3 SERVICE DRIVE VIEW FROM BELLE



4 LOOKING NORTH ON BELLE



5 RESIDENTIAL VEHICULAR ENTRANCE, VIEW FROM BELLE



6 LOOKING NORTH ON MARLOWE

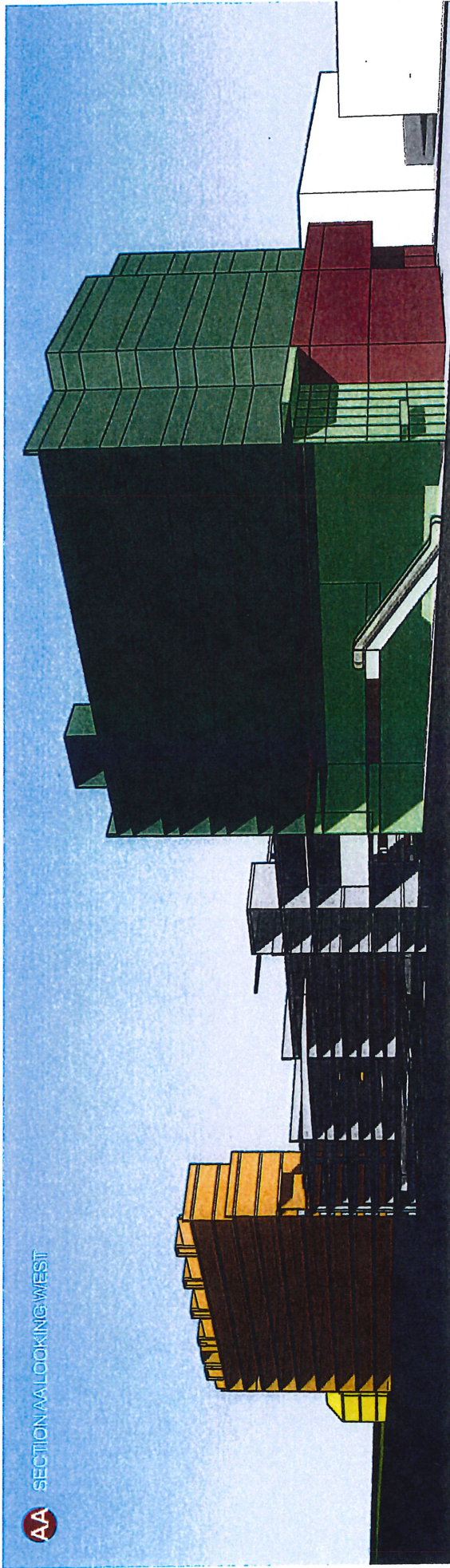
SHEET 6 OF 10 09.22.2016 RDLA 18086C

# ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

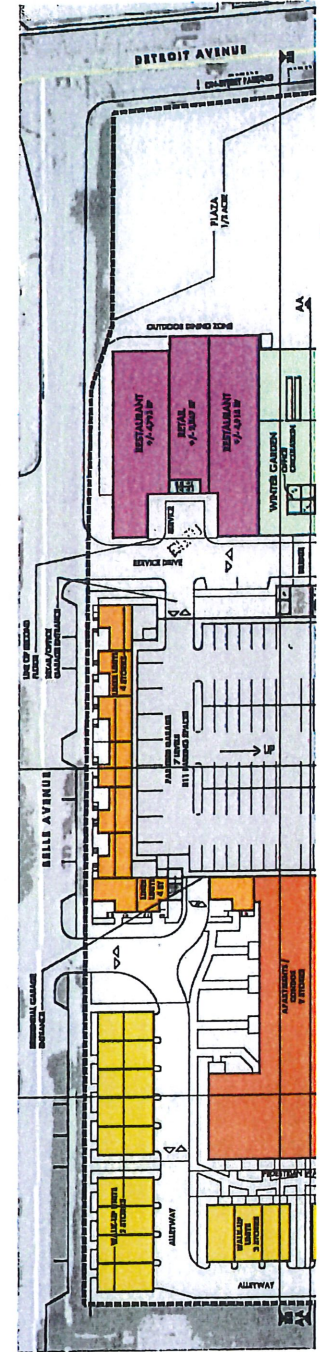
The drawings, plans, sections, elevations, and details are prepared for the purpose of the project. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.



AA SECTION A-A LOOKING WEST



810	PLAZA	PLAZA	PLAZA
800	PLAZA	PLAZA	PLAZA
790	PLAZA	PLAZA	PLAZA
780	PLAZA	PLAZA	PLAZA
770	PLAZA	PLAZA	PLAZA
760	PLAZA	PLAZA	PLAZA
750	PLAZA	PLAZA	PLAZA
740	PLAZA	PLAZA	PLAZA
730	PLAZA	PLAZA	PLAZA
720	PLAZA	PLAZA	PLAZA
710	PLAZA	PLAZA	PLAZA
700	PLAZA	PLAZA	PLAZA
690	PLAZA	PLAZA	PLAZA
680	PLAZA	PLAZA	PLAZA
670	PLAZA	PLAZA	PLAZA



RDL ARCHITECTS

CARNEGIE MANAGEMENT & DEVELOPMENT CORP.

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

SHEET 7 OF 10

08.22.2018 RDLA 18065C

The drawings, specifications, and schedule are prepared for the project. The project shall be completed in accordance with the drawings, specifications, and schedule. The project shall be completed in accordance with the drawings, specifications, and schedule. The project shall be completed in accordance with the drawings, specifications, and schedule.



RDL  
ARCHITECTS

**CARNEGIE**  
MANAGEMENT & DEVELOPMENT CORP.

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

The findings are striking. They indicate that the most important predictors are not within the property of the subject, but rather the social and cultural context in which the subject lives. The findings are also consistent with the idea that the most important predictors are not within the property of the subject, but rather the social and cultural context in which the subject lives. The findings are also consistent with the idea that the most important predictors are not within the property of the subject, but rather the social and cultural context in which the subject lives.











Account: 101-0000-321.30-01

REFERENCE No. PL18-002405-ABS  
DOCKET No. 09-107-18-B, A, S  
FEE PAID \$100.00 js checks

APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDS

Property Address 14115 Detroit Ave Business Name RCO Limited dba Raising Cane's  
Owner Name & Phone (330) 253-6955 Owner Address 1585 Frederick Blvd. Akron, OH 44320  
Project Description Construction of new restaurant with drive-thru

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☒ **Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)**  
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.
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**Submission Requirements:**

Architectural Board of Review: 1-7, 9, 10      Sign Review Board: 1-4, 6, 8, 9, 10      Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Drew Gatliff Company RCO Limited  
Applicant Address: 1062 Ridge St. Columbus, OH 43215  
Phone: 419-306-4024 Fax: 614-559-3989 E-mail: dgatliff@rcolimited.com  
Signature: [Signature] Date: 8/21/2018

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

22-00B      1325.05  
ORD. 2-16 SECTION 1329.05, 1329.12 (d) City of Lakewood - Revised 11-20-17 - Page 1 of 2  
2-16 (BBS)      1329.09 (C.D.)      15



### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property?        Yes   X   No

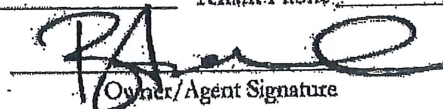
Please Print or Type:

Owner/Agent Name: 14115 Detroit Investors LLC

Property Address: 14115 Detroit Ave Lakewood, Ohio 44107

Owner/Agent Phone: 330-259-6958

Tenant Name: Bob Evans Tenant Phone: 216-767-5516

  
Owner/Agent Signature

### 2018 Calendar

### Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
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16



Account: 101-0000-321. 30-01

REFERENCE No. PL18-002437

DOCKET No. 11-124-18

FEE PAID \_\_\_\_\_

**APPLICATION**  
**ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**  
**BOARD OF BUILDING STANDARDS**

Property Address 13919 Lake Ave Business Name \_\_\_\_\_

Owner Name & Phone Amer Abuauon <sup>(216)</sup> 308-6065 Owner Address 2029 Belle Ave

Project Description install a partial driveway and turnaround to  
Create circular driveway

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

☒ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**

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Sign Review Board: 1-4, 6, 8, 9, 10

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Applicant Name (Print Clearly): Amer Abuauon Company \_\_\_\_\_

Applicant Address: 2029 Belle Ave, Lakewood, OH. 44107

Phone: 216-308-6065 Fax: \_\_\_\_\_ E-mail: Samiratawfic81@gmail.com

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 22-00B SECTION 1325.05

City of Lakewood – Revised 11-20-17 – Page 1 of 2

17

### AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? \_\_\_\_\_ Yes \_\_\_\_\_ X No

Please Print or Type:

Owner/Agent Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Owner/Agent Phone: \_\_\_\_\_

Tenant Name \_\_\_\_\_

Tenant Phone \_\_\_\_\_

\_\_\_\_\_  
Owner/Agent Signature

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Account: 101-0000-321. 30-01

REFERENCE No. PL18-002453

DOCKET No. 12-134-18

FEE PAID \_\_\_\_\_

**APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDS**

Property Address 2091 Lakeland Business Name Monachino Builders LLC.  
Owner Name & Phone Vince and Megan Monachino 216-849-8617 Owner Address 1448 Robinwood Ave. Lakewood Ohio 44107  
Project Description New single family residence and detached garage

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**ACTION REQUESTED** (Check all that apply)



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8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Vince Monachino Company Monachino Builders LLC.

Applicant Address: 1448 Robinwood Ave. Lakewood Ohio 44107

Phone: 216-849-8617 Fax: \_\_\_\_\_ E-mail: vjmonachino@gmail.com

Signature: 

Date: 11/20/2019

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 22-008 SECTION 1325.05

### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes No No

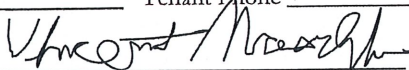
**Please Print or Type:**

Owner/Agent Name: Vince Monachino

Property Address: 1448 Robinwood Lakewood Ohio 44107

Owner/Agent Phone: 216-849-8617

Tenant Name \_\_\_\_\_ Tenant Phone \_\_\_\_\_

  
Owner/Agent Signature

### 2018 Calendar

#### Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
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20



REVISIONS:

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

PROPOSED NEW HOUSE & GARAGE FOR:  
MONACHINO RESIDENCE  
2091 LAKELAND AVE.  
LAKEWOOD, OH 44107

AKRON 44333  
PHONE/FAX: (330) 666-0306

3537 YELLOW CREEK  
STEPHEN LEUBENBERGER  
ARCHITECT, INC.



DATE: 11-14-18

SITE PLAN, VICINITY  
PLAN & NOTES  
SHEET:

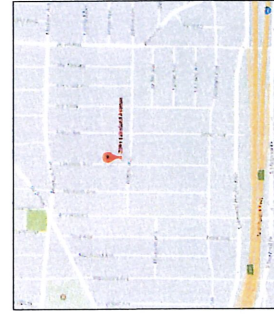
A.1

CODE DATA  
RESIDENTIAL CODE OF OHIO

USE GROUP:  
TYPE OF CONSTRUCTION:  
BUILDING AREA, SQ. FT. DEFINITIONS:  
GARAGE ALLOWABLE AREA:  
HOUSE ALLOWABLE AREA:  
TOTAL FLOOR ACTUAL AREA:  
TOTAL FLOOR ACTUAL AREA:  
GARAGE ACTUAL AREA:  
OCCUPANCY LOAD, TABLE 1004.1.1  
RESIDENTIAL, S.F./PERSON: — OCCUPANTS

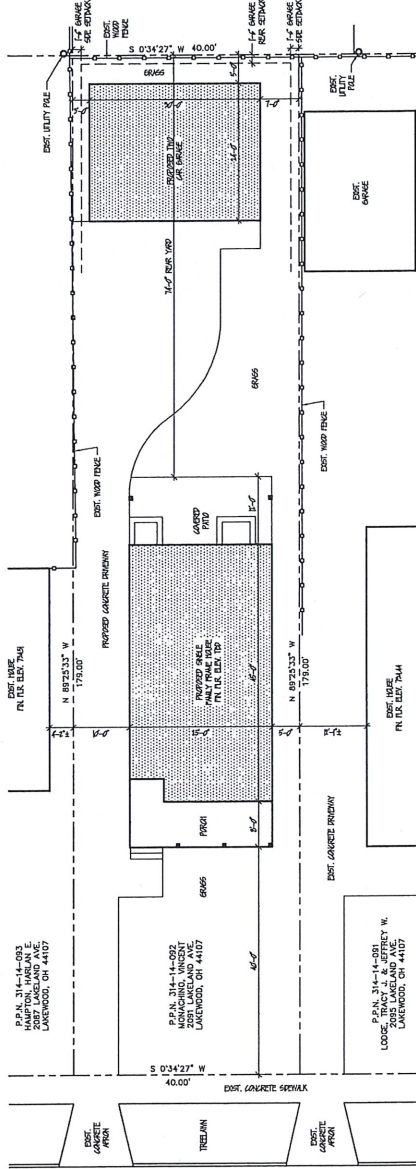
DRAWING INDEX

- A.1 SITE PLAN, VICINITY PLAN, & NOTES
- A.2 HOUSE FLOOR PLANS
- A.3 HOUSE ELEVATIONS AND GARAGE PLANS & ELEVATIONS
- A.4 SECTIONS



VICINITY MAP  
N.T.S.

SITE PLAN  
SCALE: 1" = 10'-0"



GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD, IF ANY DISCREPANCIES EXIST, NOTIFY THIS ARCHITECT IMMEDIATELY.
2. THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THIS ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH HE OR HIS SUBTRADESMAN MAY DISCOVER UPON EXAMINATION OF THE SITE AND/OR LOCAL CONDITIONS.
3. DO NOT SCALE DRAWINGS. USE PLAN DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES.
4. ALL FINISHES, FIXTURES, AND HARDWARE ARE TO BE SELECTED BY OWNER.
5. NEW WINDOWS ARE TO BE AS SELECTED & APPROVED BY OWNER. MATCH EXISTING WINDOW SIZES, COLOR, & STYLE.
6. ALL PRODUCTS AND MATERIALS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. ALL PRE-ENGINEERED LUMBER/FRAMING MEMBERS DESIGN TO BE VERIFIED WITH MANUFACTURER.
8. STRUCTURAL DESIGN LOADS:  
FLOOR LIVE LOAD = 40 PSF  
ROOF LIVE LOAD = 30 PSF  
WIND LOAD = 20 PSF
9. ALL WORK SHALL CONFORM TO ALL CURRENT LOCAL, STATE, REGIONAL AND NATIONAL BUILDING, ELECTRICAL AND MECHANICAL CODES (2011 IRC, 2011 NEC, 2011 IFC, 2009 ASCE, 2014 NEC, IBC 2012, 2009).
10. COORDINATE ALL UTILITIES PRIOR TO COMMENCING WORK.
11. MAINTAIN ONE (1) COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE AT ALL TIMES.
12. THE GENERAL CONTRACTOR AND SUBTRADESMAN SHALL VISIT THE SITE TO INSPECT AND VERIFY ALL CONDITIONS AFFECTING THEIR CONSTRUCTION WORK, AND THE SUBMISSION OF THEIR BIDS SHALL BE CONSIDERED AS INDICATING SUCH KNOWLEDGE OF EXISTING CONDITIONS. ALL CLAIMS THAT ARISE FROM THE LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
13. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS.
14. GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED.
15. THE GENERAL CONTRACTOR AND SUBTRADESMAN SHALL, FROM TIME TO TIME, DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT, REMOVE ALL EXCESS MATERIALS AND DEBRIS FROM THE SITE. THEY SHALL LEAVE THE SITE BROOM CLEAN.
16. THE GENERAL CONTRACTOR IS TO SECURE INSURANCE, PERFORMANCE BONDS, INSPECTIONS ETC. REQUIRED BY THE JURISDICTION OVER THE PROJECT.
17. THE GENERAL CONTRACTOR IS TO GUARANTEE PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. THE CONTRACTOR AGREES TO MAKE GOOD ALL DEFECTS WITH NO ADDITIONAL COST TO THE OWNER.
18. THE OWNER AND/OR OWNER'S REPRESENTATIVE SHALL, AT ALL TIMES, HAVE ACCESS TO AND HAVE THE RIGHT TO INSPECT THE WORK OR INSTALL ITEMS AS SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR INSPECTIONS.
19. EACH TRADE WILL BE RESPONSIBLE FOR ANY REQUIRED CUTTING, PATCHING OR REPAIR AS THE RESULT OF THE INSTALLATION OF THEIR EQUIPMENT ON MATERIALS.
20. THE CONTRACTOR SHALL FURNISH FOR APPROVAL ALL SAMPLES AND/OR SHOP DRAWINGS TO THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED. NO WORK IS TO BE PERFORMED UNTIL SUBMITTED SAMPLES ARE APPROVED. ALL WORK IS TO BE IN ACCORDANCE WITH APPROVED SAMPLES.

REVISIONS:

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

PHONETIC ADDRESS: 3537 YELLOW CREEK  
AKRON 44333

PROPOSED NEW HOUSE & GARAGE FOR:  
MONACHINO RESIDENCE  
2091 LAKELAND AVE.  
LAKEWOOD, OH 44107

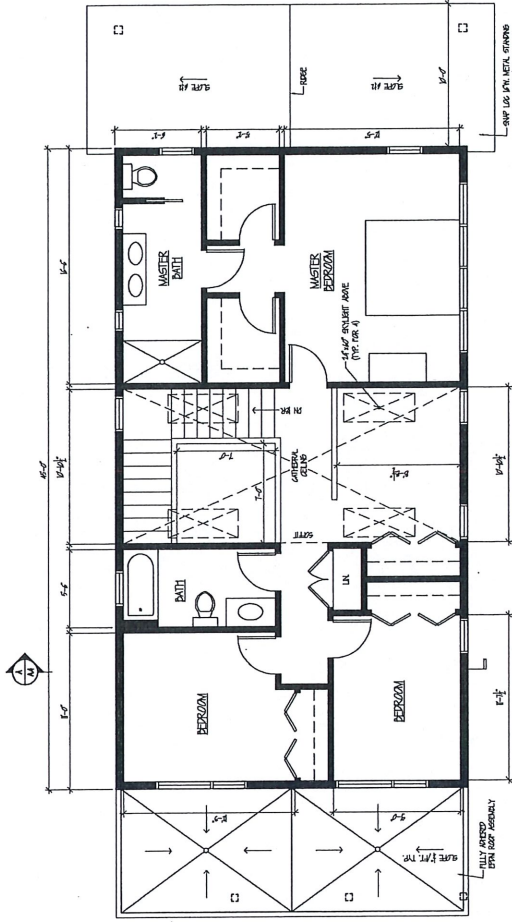
ARCHITECT, INC.



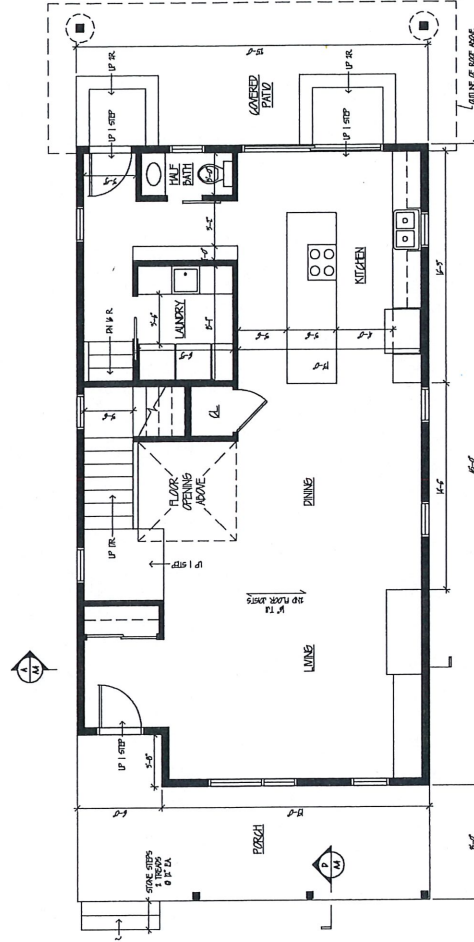
DATE: 11-14-18

HOUSE FLOOR  
PLANS  
SHEET:

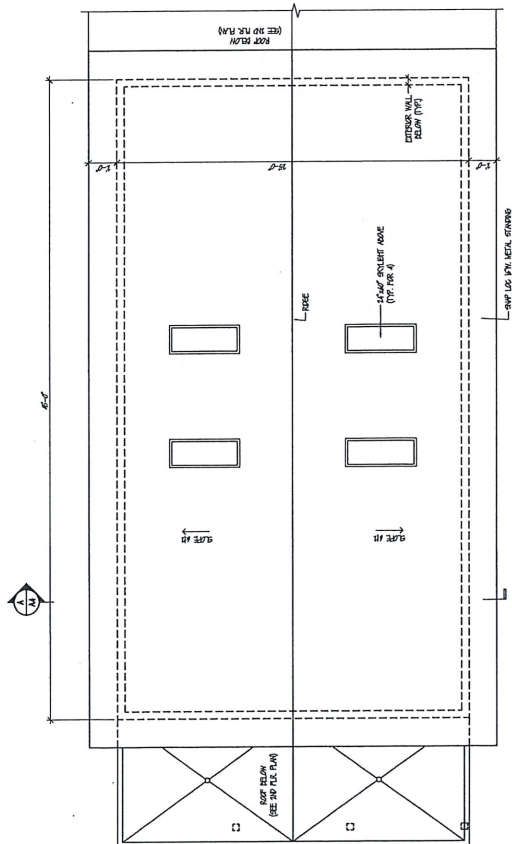
A.2



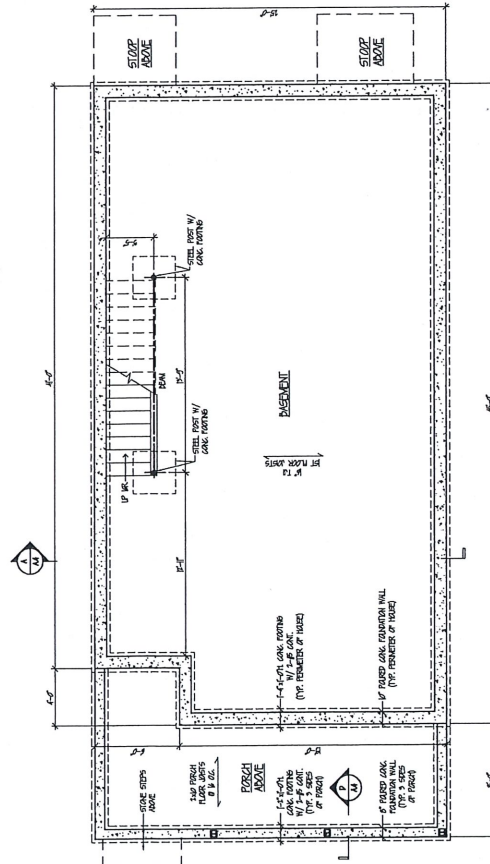
2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ROOF PLAN  
SCALE: 1/4" = 1'-0"



BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

22



REVISIONS:

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

3537 YELLOW CREEK  
AKRON 44333  
PHONE/PAK-(330) 666-0306

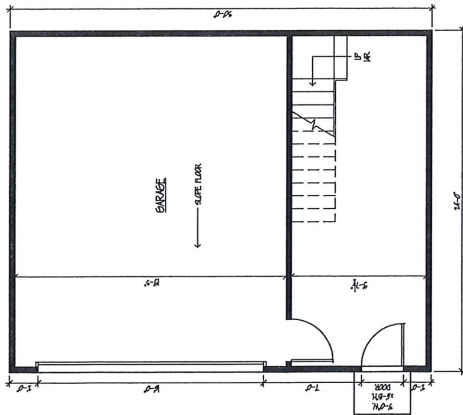
PROPOSED NEW HOUSE & GARAGE FOR:  
**MONACHINO RESIDENCE**  
2091 LAKELAND AVE.  
LAKEWOOD, OH 44107



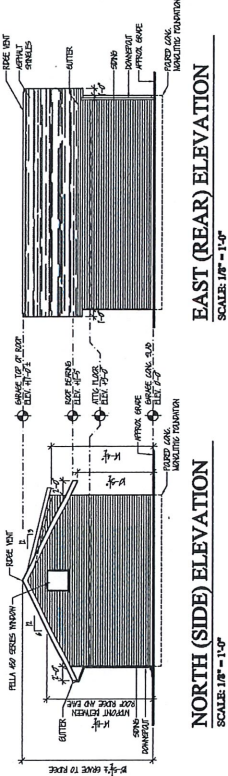
DATE: 11-14-18

HOUSE ELEVATIONS  
AND GARAGE PLANS  
& ELEVATIONS  
SHEET:

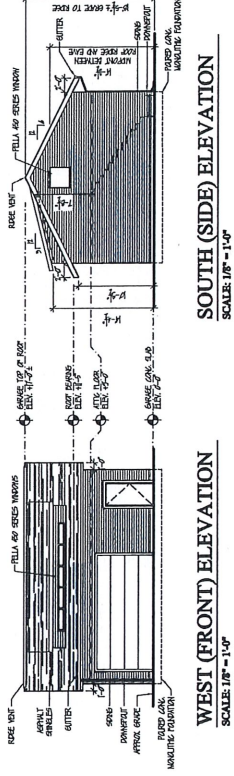
**A.3**



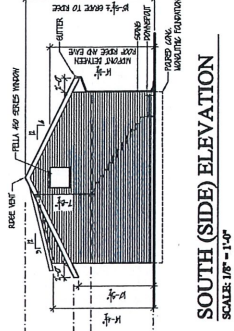
**GARAGE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



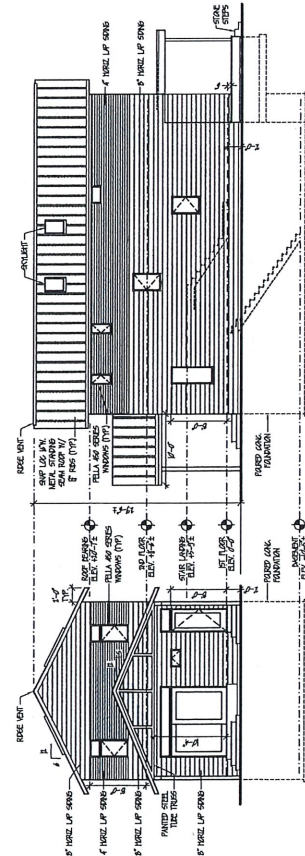
**NORTH (SIDE) ELEVATION**  
SCALE: 1/8" = 1'-0"



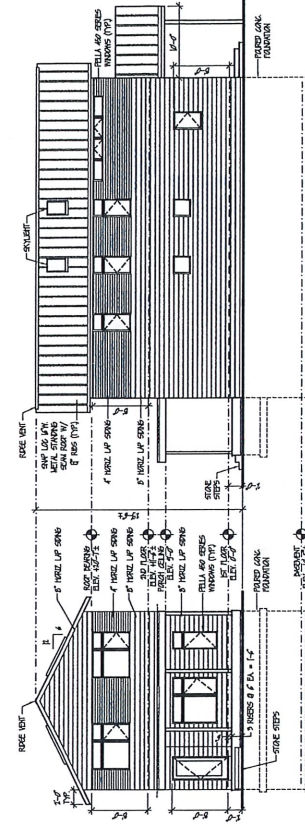
**WEST (FRONT) ELEVATION**  
SCALE: 1/8" = 1'-0"



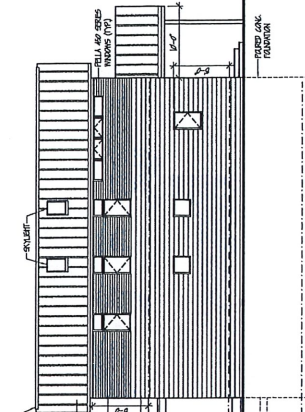
**SOUTH (SIDE) ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST (REAR) ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST (FRONT) ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH (SIDE) ELEVATION**  
SCALE: 1/8" = 1'-0"

APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDSProperty Address 1253 ST. CHARLES Business Name \_\_\_\_\_Owner Name & Phone FRANK DACHTLER Owner Address 1-330-328-6499Project Description NEW FRONT PORCH. NEW WINDOWS + SIDING -  
REMOVE FRONT 2ND. STORY BALCONY.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)☒ **Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)**

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

☐ **Sign Review Board - (\$25.00)**

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

☐ **Board of Building Standards - (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

**Submission Requirements:**

Architectural Board of Review: 1-7, 9, 10

Sign Review Board: 1-4, 6, 8, 9, 10

Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): GREGORY NOETH Company GREGORY NOETH ARCHITECTApplicant Address: 1790 SARATOGA AVENUE, CLEVELAND, OH 44109Phone: (216) 789-2086 Fax: \_\_\_\_\_ E-mail: GJNOETH@YAHOO.COMSignature: [Signature] Date: 11/28/2018**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_



### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes \_\_\_\_\_ ☒ No

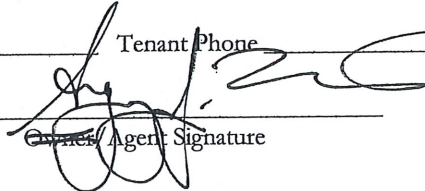
**Please Print or Type:**

~~Owner~~/Agent Name: GREGORY NOETH

Property Address: 1253 ST. CHARLES AVENUE

~~Owner~~/Agent Phone: (216) 789-2086

Tenant Name VACANT Tenant Phone \_\_\_\_\_

  
Owner/Agent Signature

### 2018 Calendar

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**Subject:** 1253 St. Charles Ave - Lakewood  
**From:** Harnocz, Alex (Alex.Harnocz@lakewoodoh.net)  
**To:** GJNoeth@yahoo.com;  
**Date:** Monday, November 19, 2018 4:02 PM

Greg,

I received your elevation drawing for 1253 St Charles in Lakewood. This project will need to go before the Architectural Board of Review. I would like to get you into the December review cycle.

I have attached the application document. Please return this form to me with the additional materials listed below. The deadline to be included in the December docket is Wednesday 11/28.

The elevation drawing contains most of the information that we need, however it will be necessary to have some additional details:

- What is the dimension of the porch columns, is there any detail to the column?  
↳ ADDED SKETCH → ORIGINAL HOUSE DOES NOT HAVE MASONRY COLUMN BASE.
- What are the dimensions of the porch railings. How wide are spindles? I have attached our "Anatomy of a Front Porch" guidelines to help describe what we are looking for  
↳ OPTION #1 - WEATHERABLES VINYL (IF APPROVED) OPTION #2 - WOOD
- Please include a description or material cut sheet for the new windows  
↳ ANDERSEN WINDOWS, 400 SERIES, DOUBLE HUNG (NO GRIDS)
- Likewise we need a cut sheet for the new door  
↳ REUSE EXISTING (ORIGINAL) DOOR

I think that would about do it. The rest of the materials are described adequately.

Please let me know if you have any other questions about the ABR process in Lakewood. I am happy to help walk you through the process and look forward to working on this one.

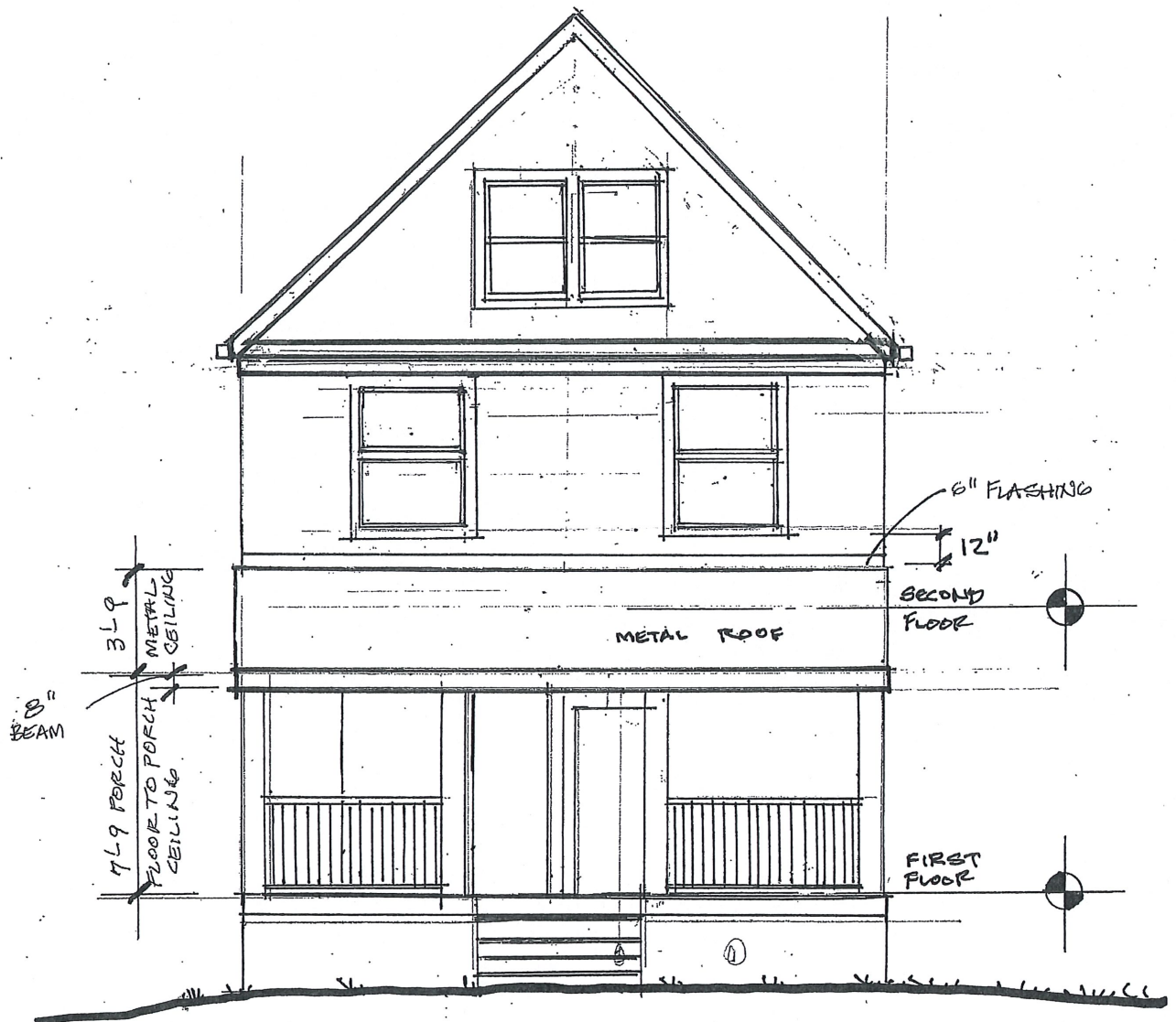
Best Regards,

Alex Harnocz, AICP

City Planner

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## WEST ELEVATION

SCALE: 1/4" = 1'-0"

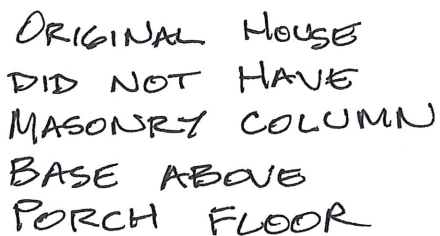
REVISED: 12/11/2018

1273 ST. CHARLES

GREGORY NOETH ARCHITECT

27

OPTION <sup>4</sup> 2 WOOD



## RAILING ELEVATION

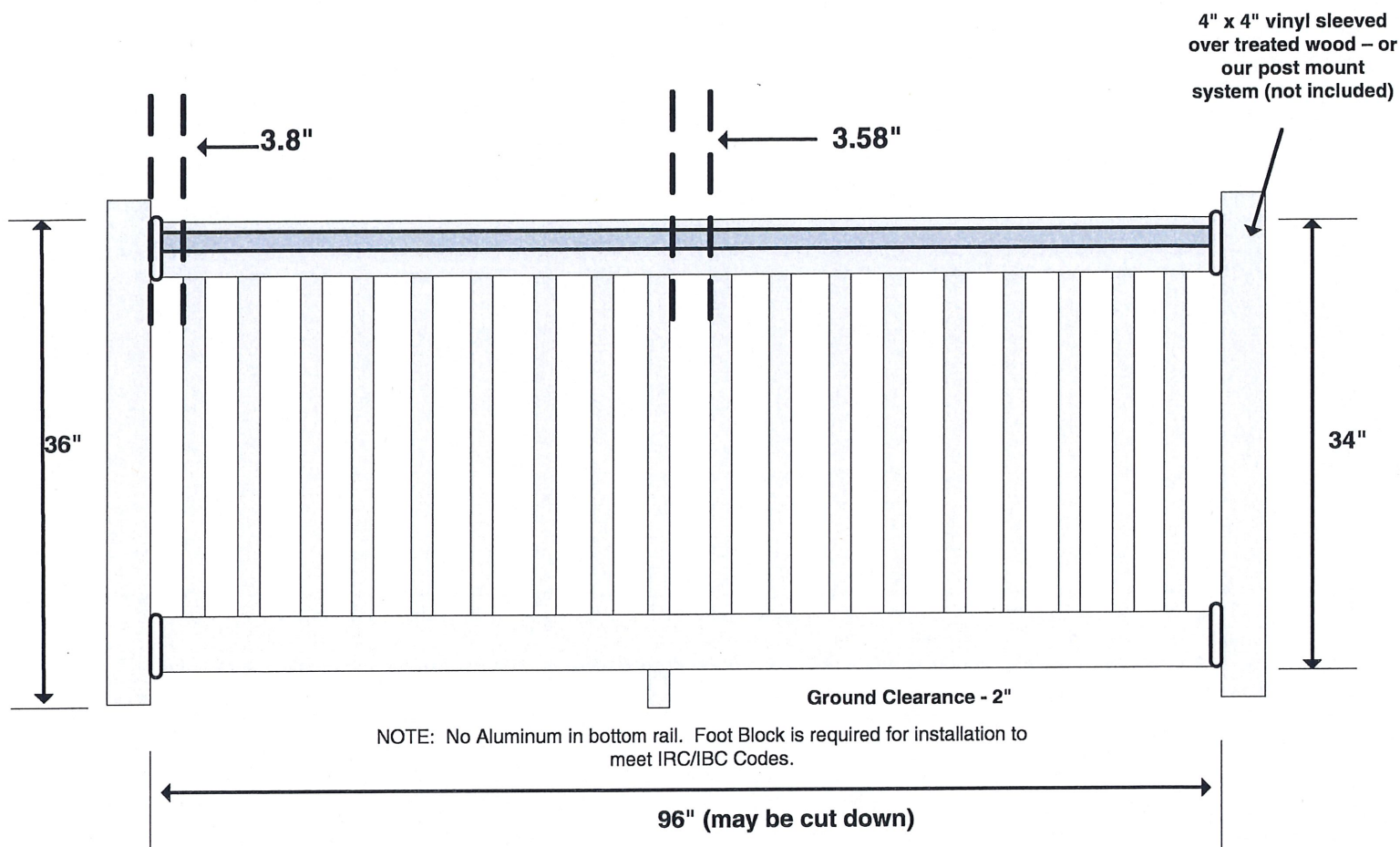
SCALE:  $\frac{1}{2}'' = 1' - 0$

1253 ST. CHARLES

# T-Rail Top & 2" x 3.5" Bottom w/ .875" x 1.5"

## Product Evaluation Report – PER-12049

8' Straight Railing Kit  
CWR-T36-E8



### Material per 96" wide panel

1	Number of Panels	
1	Top Rail - T-Rail	T-Rail Top - 96"*
1	Bottom Rail	2" x 3.5" x 96"*
1	Aluminum Channel	Fits into the top rail
2	Straight Bkts (Pairs)	T-Rail & 2" x 3.5" Straight Set - 1182
18	Pickets	.875" x 1.5" x 32"*
1	1.5" Foot Block	1.5" Foot block

\*Actual Measurements may vary

# weatherables®

Classic Vinyl Railing

Installation Guide



# Railing Installation Guide

**weatherables®**

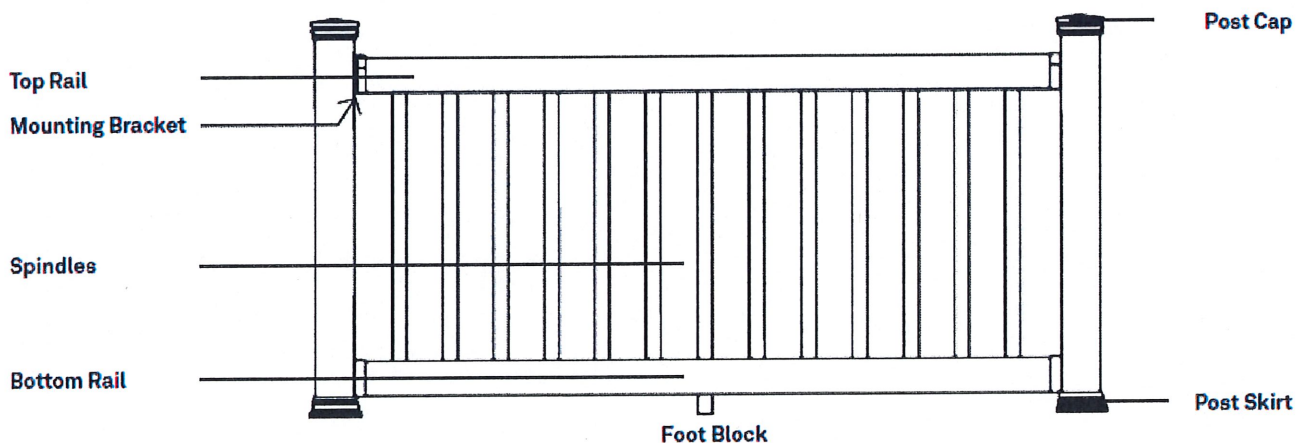
## THE BEST CHOICE FOR STRONG & DURABLE RAILING SYSTEMS

Our exclusive manufacturing process ensures our vinyl railing will provide superior strength plus it is virtually maintenance free. This guide will help make your installation easy. For questions, please call 1-888-743-3673 and welcome to Weatherables®.

### Please note:

It is the responsibility of the installer to conform to local building codes and safety requirements. It is also the installer's responsibility to obtain all necessary building permits. All of our classic straight vinyl railing sections 8 ft. long and below meet IRC codes.

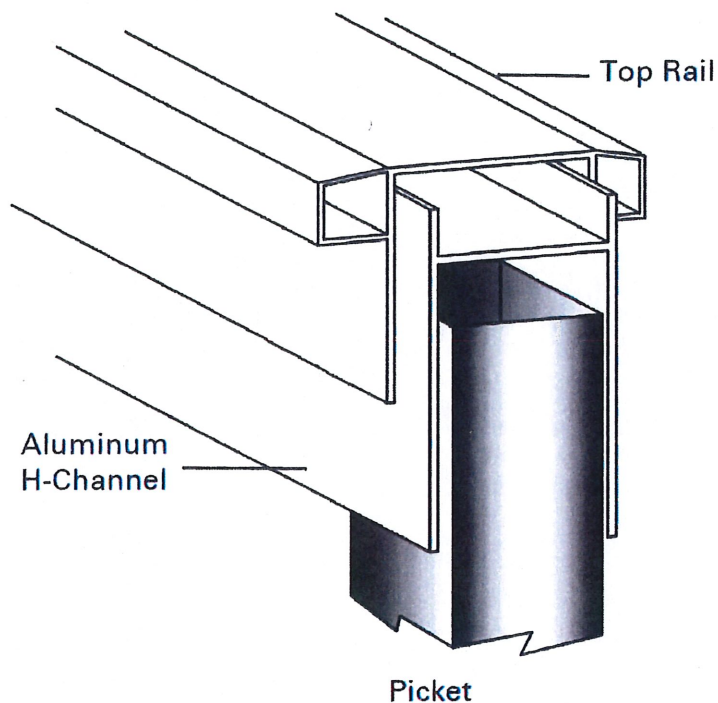
These instructions are guidelines and do not cover every installation scenario. Separate instructions are included for railing brackets. If purchasing post mounts, specific instructions will be included within the packaging. Review all instructions before starting railing installation. The installer may need to modify the exact installation method to meet unique site requirements. Weatherables® or its distributors shall not be held liable for improper or unsafe installations.



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## Installation Tips:

1. A miter saw with high tooth count carbide blade can be used to cut the vinyl and aluminum at the same time. Cut slowly and use all safety precautions.
2. Before installing the rails, ensure the aluminum is seated into the vinyl rail properly. The large opening of the H-Channel should be towards the picket holes.
3. The bracket kits include two different sizes screws. The 1-1/2 in. screws are used to install the mounting bracket to the post. The 1 in. screws are used to attach the rail to the mounting bracket.
4. If you are using an optional post mount, use the 1 in. screws that come with the post mounting hardware to install the black mounting brackets.
5. If your installation requires that the rails be cut, be sure to double check all measurements before cutting.
6. Do not overtighten the screws. When using a vinyl sleeve or vinyl wrap, there will be a small gap between the wood and vinyl. If you over tighten the screws, the vinyl will not be a flat surface and gaps may appear between the post and bracket.
7. The foot block provided is 8 in. long and can be cut down to suit your installation.



## Recommended Tools:

- Safety Glasses
- Level
- Tape Measure
- Miter saw with high tooth count carbide blade
- Rubber Mallet
- Power Drill
- Phillips Drive Bit

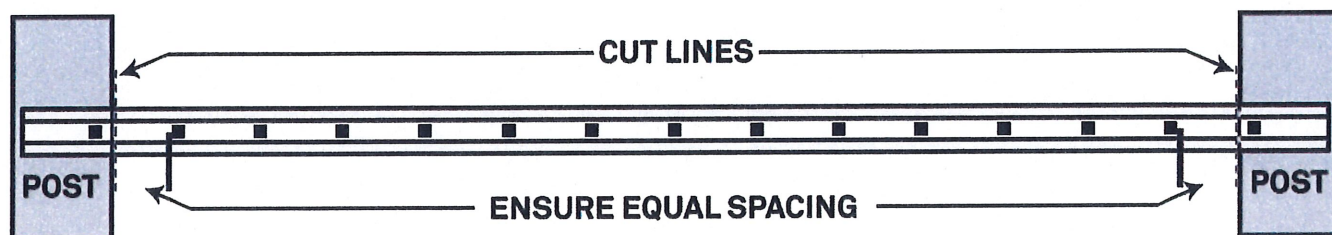
32



## Section 1

These instructions are designed to be supplemental; review all instructions with the brackets before starting installation.

1. Level and plumb posts and install optional post skirt before installing railing sections. It's important that the post skirts are in place prior to installing the railing sections. Since they are one piece they cannot be added after the railing is installed.
2. Measure the distance between posts to determine the width of your rails.



3. If cutting down the rails, subtract an equal amount from each end. This will keep the pickets centered.

Example: If you have a 72" railing section and the space between the posts is 68", you will want to place a cut mark 2" from each end of the rail.

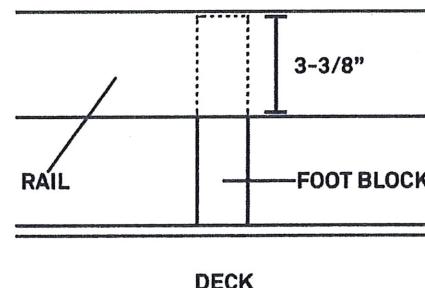
4. If the cut mark is on a picket hole, adjust the position of your cut lines accordingly.
5. Mark both the top and bottom rails to the same length and confirm that the picket holes line up before cutting the rail.
6. Cut the vinyl rails and the aluminum inserts to the same length. Be sure to cut slowly and use all safety precautions

## Section 2

1. Determine the distance between the deck and the bottom rail. This is typically 2", which allows the finished rail height to be 36" for 36" tall railing and 42" to be 42" for our 42" tall railing.
2. Cut the foot block to size by adding 3-3/8" to the distance between the deck and the bottom rail.

Example: If the distance between the deck and the bottom rail is 2", your foot block would be cut to 5-3/8".

3. Insert the foot block into the routed hole on the bottom rail.



# Railing Installation Guide

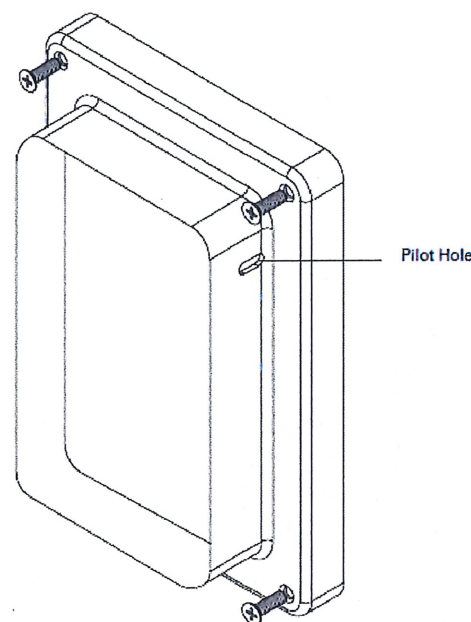
weatherables®

## Section 3

1. Slide the brackets on to each end of the bottom rail, ensuring the back of the bracket is facing the posts.
2. Position the bottom rail between the posts, placing a 2" tall block under each side of the railing section to ensure the railing is installed straight.
3. Center the brackets and secure them to the post by inserting the 1 1/2" screws into the holes on the bracket. Be sure that you do not overtighten the screws.
4. Fasten the bottom rail to the brackets using the 1" screws provided.

### Note:

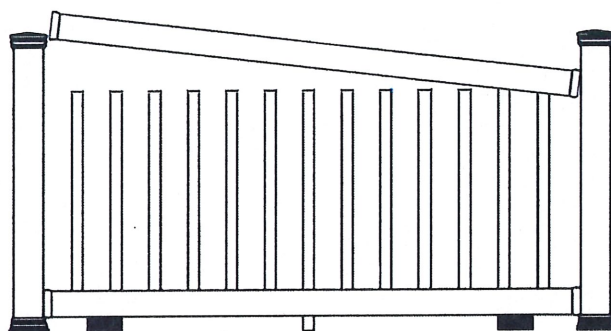
For the top rail, assure that the pilot holes on the bracket are positioned towards the top of the rail. Likewise, for the bottom rail, assure that the pilot holes on the bracket are positioned towards the bottom of the rail.



Mounting Bracket

## Section 4

1. Insert the pickets down through the routed holes in the bottom rail.
2. Slide the brackets on to each end of the top rail, ensuring the back of the bracket is facing the posts.
3. Ensuring the larger opening of the aluminum H channel is facing downward toward the pickets, hold the top rail at an upward angle, and slowly line the pickets up with the routed holes in the top rail while lowering the rail into place.
4. Center the brackets on the post and secure them by inserting the 1 1/2" screws into the holes on the bracket. Be sure that you do not overtighten the screws.
5. Fasten the top rail to the brackets using the 1" screws provided.
6. Install the hole plugs and screw caps onto the brackets.
7. If needed, reduce the post height and install the post caps.



34



# weatherables®

Classic Vinyl Stair Railing

Installation Guide



Account: 101-0000-321. 30-01

REFERENCE No. PL18-002454  
DOCKET No. 12-137-18  
FEE PAID \_\_\_\_\_

APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDS

Property Address 1450 Belle Ave, Lakewood, OH 44107 Business Name Lakewood Child Care Center  
Owner Name & Phone Lakewood Child Care Center Owner Address (same as above)  
Project Description Free-standing signage alongside Belle Ave. and St Charles Ave. (See attached mockups.)

**Incomplete or Late Applications will not be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☐ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**  
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.
- ☒ **Sign Review Board – (\$25.00)**  
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.
- ☐ **Board of Building Standards – (\$25.00)**  
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

**Submission Requirements:**

Architectural Board of Review: 1-7, 9, 10      Sign Review Board: 1-4, 6, 8, 9, 10      Board of Building Standards: 1 -5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses: (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Patrick Mayock Company STR

Applicant Address: 20780 Lake Road, Rocky River, Ohio 44116

Phone: 440-725-0281 Fax: N/A E-mail: mayockp@gmail.com

Signature: Patrick Mayock Digitally signed by Patrick Mayock  
Date: 2018.10.29 11:19:16 -04'00' Date: 10/29/2018

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 216 SECTION 1329.05, 1329.12(d) City of Lakewood – Revised 11-20-17 – Page 1 of 2

36



Account: 101-0000-321. 30-01

REFERENCE No. PL16-002454

DOCKET No. \_\_\_\_\_

FEE PAID \_\_\_\_\_

**APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDS**

Property Address 1450 Belle Ave, Lakewood, OH 44107 Business Name Lakewood Child Care Center

Owner Name & Phone \_\_\_\_\_ Owner Address \_\_\_\_\_

Project Description Free-standing signage alongside Belle Ave. and St Charles Ave. (See attached mockups.)

**Incomplete or Late Applications will not be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

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☐ **Board of Building Standards – (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

**Submission Requirements:**

**Architectural Board of Review: 1-7, 9, 10**

**Sign Review Board: 1-4, 6, 8, 9, 10**

**Board of Building Standards: 1 -5, 9, 10**

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Phone: 440-725-0281 Fax: N/A E-mail: mayockp@gmail.com

Signature: Patrick Mayock Digitally signed by Patrick Mayock  
Date: 2018.10.29 11:19:16 -04'00' Date: 10/29/2018

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File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 2-16 SECTION 1329.05, 1329.12 (d) City of Lakewood – Revised 11-20-17 – Page 1 of 2

37



### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes ☒ No

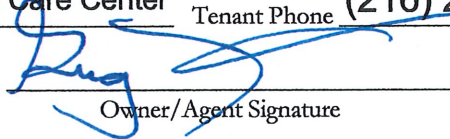
**Please Print or Type:**

Owner/Agent Name: North Pointe Realty / Greg Kestin

Property Address: 1450 Belle Ave, Lakewood, OH 44107

Owner/Agent Phone: (440) 646-1222 x246

Tenant Name Lakewood Child Care Center Tenant Phone (216) 228-5437

  
Owner/Agent Signature

### 2018 Calendar

#### Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-27-17	Thursday	01-04-18	Thursday	01-11-18
February	Wednesday	01-24-18	Thursday	02-01-18	Thursday	02-08-18
March	Wednesday	02-21-18	Thursday	03-01-18	Thursday	03-08-18
April	Wednesday	03-28-18	Thursday	04-05-18	Thursday	04-12-18
May	Wednesday	04-25-18	Thursday	05-03-18	Thursday	05-10-18
June	Wednesday	05-30-18	Thursday	06-07-18	Thursday	06-14-18
July	Wednesday	06-27-18	Thursday	07-05-18	Thursday	07-12-18
August	Wednesday	07-25-18	Thursday	08-02-18	Thursday	08-09-18
September	Wednesday	08-29-18	Thursday	09-06-18	Thursday	09-13-18
October	Wednesday	09-26-18	Thursday	10-04-18	Thursday	10-11-18
November	Wednesday	10-24-18	Thursday	11-01-18	Thursday	11-08-18
December	Wednesday	11-28-18	Thursday	12-06-18	Thursday	12-13-18
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior to** the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

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**Review Meetings** will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

38



# LAKewood

## Child Care Center

1450 Belle Avenue

216-228-5437

2 signs 1/2 pvc  
3' x 6' = 18 sq. ft.  
logo 7.35 sq. ft.

text  
line 1) 8.75" x 66"  
line 2) 3.75" x 44"  
line 3) 2.75"

Belle ave.



St. Claire ave.





Account: 101-0000-321. 30-01

REFERENCE No. PL18-002465-ABR  
DOCKET No. 01-01-19-A, S  
FEE PAID \_\_\_\_\_

APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDS

Property Address 15504 Madison Ave Business Name Closets by Design  
Owner Name & Phone Dan Krawczonak (216) 221-1300 Owner Address 15504 Madison Ave, Lakewood  
Project Description Frost Store Hauling

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

☒ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**

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8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Dan Krawczonak Company Closets by Design  
Applicant Address: 15504 Madison Ave, Lakewood, Ohio 44107  
Phone: 216-221-1300 Fax: 216-221-1305 E-mail: dan@closetsbydesign.net  
Signature: [Signature] Date: 12-12-18

OFFICE USE ONLY: Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

2-16  
ORD. 22-008 SECTION 1329.05, 1329 12(d)  
1325.05

40



## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes X No

**Please Print or Type:**

Owner/Agent Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Owner/Agent Phone: \_\_\_\_\_

Tenant Name \_\_\_\_\_

Tenant Phone \_\_\_\_\_

\_\_\_\_\_  
Owner/Agent Signature

owner's letter  
of authorization  
is forthcoming.

### 2019 Calendar Board of Building Standards / Architectural Board of Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19
February	Wednesday	01-30-19	Thursday	02-07-19	Thursday	02-14-19
March	Wednesday	02-27-19	Thursday	03-07-19	Thursday	03-14-19
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January	Wednesday	12-24-19	Thursday	01-02-20	Thursday	01-09-20

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

**Pre-Review Meetings** start at **4:00 P.M.** in the **East Conference Room** (adjacent to the auditorium) of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

**Review Meetings** will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.



5777 GRANT AVENUE  
CLEVELAND, OH 44105  
(216) 861-2400

sales@ohioawning.com  
www.ohioawning.com

150 years  
of craftsmanship & innovation

PURCHASER Closets By Design

DATE 12/11/2018

BILLING ADDRESS 15504 Madison Avenue

CITY Lakewood

ST OH

ZIP 44107

PHONE 216-221-1300

CUSTOMER EMAIL dank@closetsbydesign.net

INSTALL/DELIVER ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

ST \_\_\_\_\_

ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

CONTACT PERSON Dan Krawczonek

APPROXIMATE  
COMPLETION  
DATE

6 weeks

CUSTOMER INITIALS \_\_\_\_\_ DATE \_\_\_\_\_ PERMIT FEES, IF REQUIRED, TO BE ADDITIONAL COST \_\_\_\_\_

AWNINGS		QUANTITY	DESCRIPTION, APPROX. SIZE	AMOUNT
Pattern No. _____			Standard Style Shed awning over storefront 14'-0"w x 2'-9"h x 1'-8"p	
Brand <u>Acrylic</u>			with logo on the deck of the awning	1,546.00
Color <u>Black</u>				
Scallop No. _____			Includes necessary materials and installation. Permit fees and meetings	
Braid Color _____			would be additional if required by Ohio Awning to secure.	
Design _____				
Color _____				
Framework: _____			See attached rendering for details.	
	<u>Aluminum</u>			
Powdercoat: <u>No</u>				
Color: _____				
Graphics: <u>Logo on</u>				
<u>the deck of the awning per artwork</u>				
Color: <u>TBD</u>				
Pattern No. _____				
			SUBTOTAL	\$ 1,546.00
			TAXABLE	\$ 123.68
			TOTAL	\$ 1,669.68

*Kevin Potoczak, Sales & Design*

SIGNATURE/SALESMAN

DEPOSIT REQUIRED ON ALL ORDERS \$ 834.84

BALANCE DUE UPON INSTALL

X

SIGNATURE/ACCEPT/AUTHORIZATION

(Note: This order is deemed a sale subject to final acceptance by the designated company at its Home Office within (3) days of the date herein, with acceptance deemed effective unless contrary notice is provided to customer within such period. This sale and acceptance is further subject to the terms and conditions as shown on the reverse side of this order, this document being the entire agreement with no other terms, conditions, or promises, oral or written, other than this writing, recognized or deemed binding on the Seller. Purchaser(s) agree to the price as stated herein, together with any tax or interest due thereon. Time and date shall be flexible and not binding on company unless

NOTICE OF BUYER'S RIGHTS TO CANCEL

TO THE PURCHASER(S); No later than the third business day, following the date of signing of this Agreement, you may cancel this transaction by mailing a written Notice of Cancellation to the Seller, c/o of its Business Office as above listed. You may use this page, should you wish, or any other writing, and should write: "I hereby cancel", at the bottom of this or any other writing, together with your signed name and address.

Acceptance \_\_\_\_\_

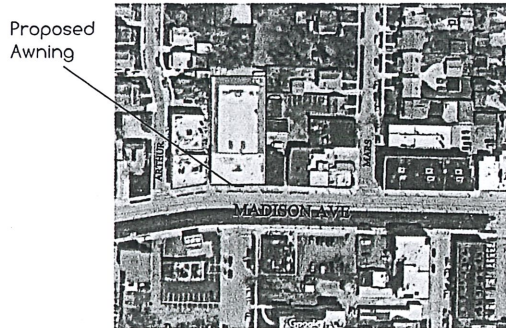
42



STANDARD STYLE STOREFRONT AWNING  
14'-4"W X 2'-9"D X 1'-8"P



## LOCATION MAP



## GENERAL NOTES

FRAME-1" SQUARE WELDED ALUM. MILL FINISH .090 WALL THICKNESS

COVER-FABRIC SUNBRELLA-FIRESIST-BLACK  
SOLUTION DYED CLOTH-LIKE MATERIAL  
MEETS CSFM REQUIREMENTS FOR FLAME  
RESISTANCE. 9.0 OZ PER SQUARE YARD.

GRAPHICS-PAINTED LOGO ON DECK  
APPROXIMATELY 6'-0"W X 2'-6"H

DESIGNED, MANUFACTURED, AND INSTALLED BY OHIO  
AWNING & MFG CO

CODE ENFORCED: OHIO BUILDING CODE (O.B.C.)

LAND USE: STORE W/WALKUP APARTMENTS

## DRAWING INDEX

<u>CS-Cover Sheet and Scope General Notes</u>
<u>A1-Awning Elevation Overview</u>
<u>A2-Awning Frame</u>
<u>A3-Awning Fabric &amp; Graphic Details</u>

DESIGNED AND MANUFACTURED BY:  
Ohio Awning & Manufacturing  
5777 Grant Avenue  
Cleveland, OH 44105  
ohioawning.com  
Kevin@ohioawning.com

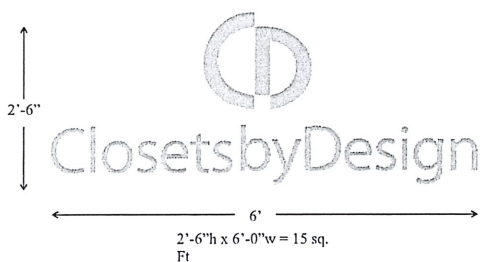
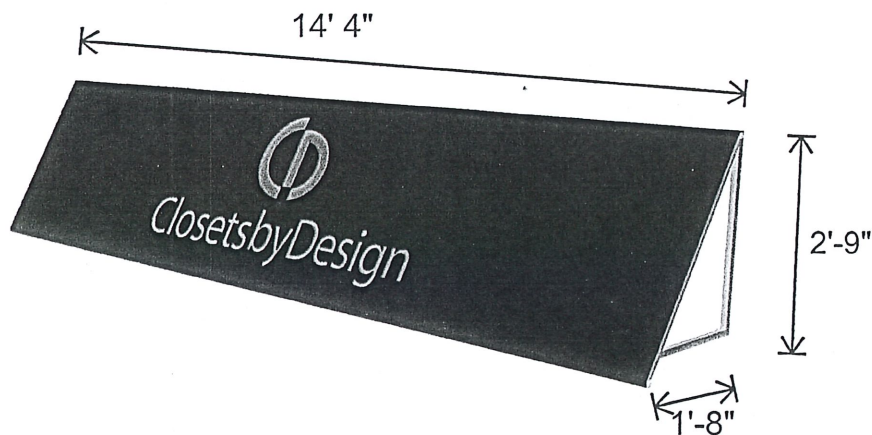
**OHIO AWNING**  
& MANUFACTURING COMPANY  
(216) 861-2400

CLOSETS BY DESIGN  
15504 MADISON AVENUE  
LAKEWOOD, OH 44107

**CS**

150 years  
of innovation & inspiration

STANDARD STYLE STOREFRONT AWNING  
14'-4"W X 2'-9"D X 1'-8"P



COVER-FABRIC SUNBRELLA-FIRESIST-BLACK  
SOLUTION DYED CLOTH-LIKE MATERIAL  
MEETS CSFM REQUIREMENTS FOR FLAME  
RESISTANCE. 9.0 OZ PER SQUARE YARD.

California State Fire Marshal Title 19  
NFPA 701-99, test method II  
CPAI-84; Tent walls and roof  
FMVSS 302  
FAA 25.853 (Aviation)  
UFAC Upholstered Furniture, Class I

Certificate of Flame Resistance		
<p>Issued By: <b>GLEN RAVEN MILLS INC</b> 1511 NORTH FOUR AVENUE GLEN RAVEN, NC 27217-1100 Date Issued or Renewed: 05/05/2014</p>		
<p>This is to certify that the material described below has been tested in accordance with the following test methods and has been found to meet the requirements of the test methods listed below:</p>		
<p>Test Method: <b>CPAI-84</b> Tested By: <b>TRI-KING, LLC</b> Tested At: <b>1831 North Park Ave</b> Tested On: <b>01/17/14</b> Tested By: <b>NC 27217</b></p>	<p>Conformance to Flame Resistance: <b>Class I</b> Tested By: <b>TRI-KING, LLC</b> Tested At: <b>1831 North Park Ave</b> Tested On: <b>01/17/14</b> Tested By: <b>NC 27217</b></p>	
<p>The following information is provided for your reference:</p>		
<p>1. The material described above is a <b>COVER-FABRIC</b> material.</p>		
<p>2. The material described above is a <b>SUNBRELLA</b> material.</p>		
<p>3. The material described above is a <b>FIRE-SIST</b> material.</p>		
<p>The Flame-Resistant Process Used: <b>UV 310</b> Be Removed By Washing</p>		
<p>GLEN RAVEN CUSTOM FABRICS WENDY MILLER, CUSTOMS COUP, INC</p>		

DESIGNED AND MANUFACTURED BY:  
Ohio Awning & Manufacturing  
5777 Grant Avenue  
Cleveland, OH 44105  
ohioawning.com  
kevin@ohioawning.com



**OHIO AWNING**  
& MANUFACTURING COMPANY  
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150 years  
of craftsmanship & innovation

CLOSETS BY DESIGN  
15504 MADISON AVENUE  
LAKEWOOD, OH 44107







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LAKEWOOD, OH 44107

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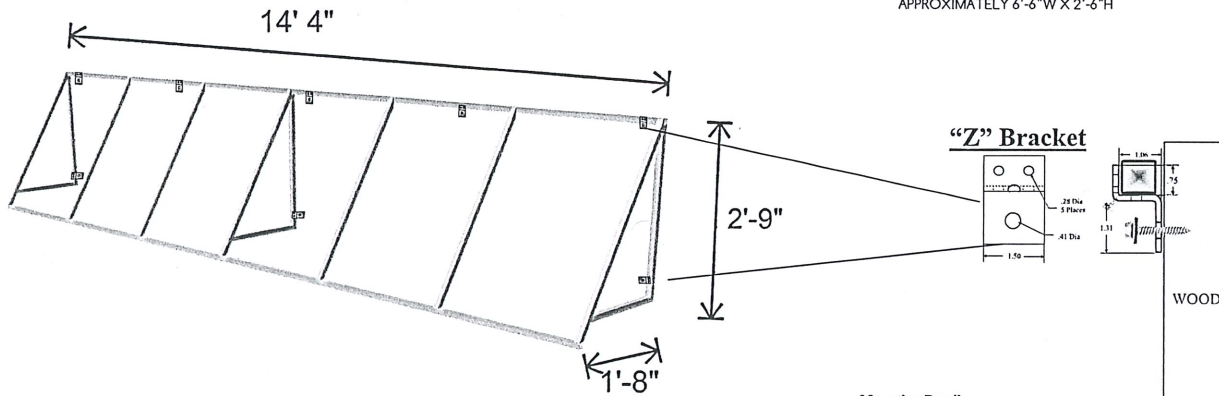
**A1**

STANDARD STYLE STOREFRONT AWNING  
14'-4"W X 2'-9"D X 1'-8"P

FRAME-1" SQUARE WELDED ALUM. MILL FINISH .090  
WALL THICKNESS

COVER-FABRIC SUNBRELLA-FIRESIST-BLACK

GRAPHICS-PAINTED LOGO ON DECK  
APPROXIMATELY 6'-6"W X 2'-6"H



**Mounting Detail**

**"Z" Bracket**

11 gauge steel zinc plated brackets  
Mounted 4' apart at top and at bottom  
of each return with 2 1/2" #12 wood  
screws

DESIGNED AND MANUFACTURED BY:  
Ohio Awning & Manufacturing  
5777 Frank Avenue  
Cleveland, OH 44105  
ohioawning.com  
Kevin@ohioawning.com

**OHIO AWNING**  
& MANUFACTURING COMPANY  
(216) 861-2400

CLOSETS BY DESIGN  
15504 MADISON AVENUE  
LAKEWOOD, OH 44107

A2

150 years  
of innovation



Account: 101-0000-321. 30-01

REFERENCE No. PL18-002468

DOCKET No. 01-02-19

FEE PAID \_\_\_\_\_

**APPLICATION  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

Property Address 13337 MADISON AVE Business Name REVIVAL BODY CARE

Owner Name & Phone NICOLE DZURKO 440-623-8464 Owner Address 15332 HOWE RD. STRONGSVILLE, OH 44136

Project Description ADDING SIGNAGE TO WINDOW(S), ONE EACH FACING MADISON & WATERBURY

**Incomplete or Late Applications will not be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

☐ **Board of Building Standards – (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

☐ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**

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7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): NICOLE DZURKO Company REVIVAL BODY CARE

Applicant Address: 15332 HOWE ROAD STRONGSVILLE, OH 44136

Phone: 440-623-8464 Fax: \_\_\_\_\_ E-mail: REVIVALBODYCARE@GMAIL.COM

Signature: \_\_\_\_\_ Date: 12/8/18

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. \_\_\_\_\_

2-16 SECTION 1329.05  
1329.12(d)

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### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes X \_\_\_\_\_ No

**Please Print or Type:**

Owner/Agent Name: NORTHLAKE MANAGEMENT  
Property Address: 13337 MADISON AVENUE LAKEWOOD, OH 44107  
Owner/Agent Phone: Joanna Quinones / (216)331-0907  
Tenant Name NICOLE DZURKO Tenant Phone 440-623-8464

  
\_\_\_\_\_  
Owner/Agent Signature

### 2019 Calendar

#### Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19
February	Wednesday	01-30-19	Thursday	02-07-19	Thursday	02-14-19
March	Wednesday	02-27-19	Thursday	03-07-19	Thursday	03-14-19
April	Wednesday	03-27-19	Thursday	04-04-19	Thursday	04-11-19
May	Wednesday	04-24-19	Thursday	05-02-19	Thursday	05-09-19
June	Wednesday	05-29-19	Thursday	06-06-19	Thursday	06-13-19
July	Wednesday	06-26-19	Tuesday	07-02-19	Thursday	07-11-19
August	Wednesday	07-24-19	Thursday	08-01-19	Thursday	08-08-19
September	Wednesday	08-28-19	Thursday	09-05-19	Thursday	09-12-19
October	Wednesday	09-25-19	Thursday	10-03-19	Thursday	10-10-19
November	Wednesday	10-30-19	Thursday	11-07-19	Thursday	11-14-19
December	Wednesday	11-27-19	Thursday	12-05-19	Thursday	12-12-19
January	Wednesday	12-24-19	Thursday	01-02-20	Thursday	01-09-20

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

**Pre-Review Meetings** start at **4:00 P.M.** in the **East Conference Room** (adjacent to the auditorium) of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

**Review Meetings** will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.



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